

November 6, 2015

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject:

ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on November 2, 2015:

SEPA DETERMINATION:

Determination of Non-Significance Mitigated (DNSM)

PROJECT NAME:

Mission Healthcare at Renton

PROJECT NUMBER:

LUA15-000736, ECF, SA-H, CU-A

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 20, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

Rocale Timmons Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER:

LUA15-000736, ECF, SA-H, CU-A

APPLICANT:

Careage Inc; 4411 Point Fosdick Dr. NW #203; Gig Harbor, WA 98335

PROJECT NAME:

Mission Healthcare at Renton

PROJECT DESCRIPTION:

The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, and Environmental (SEPA) Review for the construction of a new 55,400 square foot, three-story, convalescent center containing 60 beds to be used for short term rehabilitation services. The subject property is located on the southeast corner of SE 174th St and 106th Place SE. The project work area totals 1.76 acres and is zoned Commercial Arterial (CA). The site currently contains an espresso stand which is proposed for removal. Access is proposed via 106th PI SE with an additional connection to the neighboring commercial property to the east. The proposal includes 56 surface parking stalls to the south and east of the building. The proposed development is within 50 feet of a coal mine hazard. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, Geotechnical Engineering study, and Coal Mine Hazard Report with the subject application.

PROJECT LOCATION:

10635 SE 174th St

LEAD AGENCY:

City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



PUBLICATION DATE:

November 6, 2015

DATE OF DECISION:

NOVEMBER 2, 2015

SIGNATURES:

Gregg Zimmerman, Administrator

Public Works Department

Mark Peterson, Administrator

Fire & Emergency Services

Date

Terry Higashiyama, Administrator

Community Services Department

Date

Date

C.E. "Chip" Vincent, Administrator

Department of Community &

Economic Development

Date

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER:

LUA15-000736, ECF, SA-H, CU-A

APPLICANT:

Careage, Inc.; 4411 Point Fosdick Dr. NW, #203; Gig

Harbor, WA 98335

PROJECT NAME:

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PROJECT LOCATION:

10635 SE 174th St

Engineering study, and Coal Mine Hazard Report with the subject application.

LEAD AGENCY:

The City of Renton

Department of Community & Economic Development

Planning Division

MITIGATION MEASURES:

A narrative shall be included in the final geotechnical report, discussing any measures employed
in the final site/building design which serve to mitigate the low coal mine subsidence risk
identified. If no measures are employed, the applicant shall provide justification for the
exclusion of additional measures. The final geotechnical report shall be submitted to, and
reviewed by the City, prior to building permit issuance.

ADIVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

PLAN - Planning Review - Land Use Version 1

Police Plan Review Comments Contact: Holly Trader | 425-430-7519 | htrader@rentonwa.gov Recommendations: 88 Police Calls for Service Estimated Annually CONSTRUCTION PHASE

Theft from construction sites is one of the most commonly reported crimes in the City. To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site should have security lighting, and any construction or storage trailers should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective criminal and will demonstrate that the area is private property.

Construction trailers should be kept locked when not in use, and should be fitted with heavy duty deadbolts with a minimum 1 1/2" throw when bolted. Any construction material that contains copper should be removed from the construction site at the end of each working day. Glass windows in construction trailers should be shatter resistant. Toolboxes and storage containers should be secured with heavy duty padlocks and kept locked when not in use.

"No Trespassing" signs should be posted on the property during the construction phase. These signs allow officers, upon contact, to provide a verbal warning to trespassers that should they be contacted on the property again, they could be cited and/or arrested.

COMPLETED COMPLEX

All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. All strikeplates should have 2 1/2 to 3" wood screws. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry. Access to the back of the buildings should be limited, preferably with security fencing or gates, as these areas could be vulnerable to crime due to the lack of natural surveillance by patients or staff.

All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for both patients and staff. Landscaping should be installed with the objective of allowing visibility — not too dense and not too high. Too much landscaping will make patients and staff feel isolated and will provide criminals with concealment to commit crimes such as burglary, theft, malicious mischief, etc. I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

Code Related Comments:

- 1. The preliminary fire flow is 2,000 gpm. A minimum of two fire hydrants are required. One within 150 feet and one within 300 feet of the building. Maximum hydrant spacing of 300 feet on center shall also be met. One hydrant is required within 50 feet of the fire department connection. Existing hydrants may be counted towards the requirements as long as they meet current codes and distance requirements, including 5 inch storz fittings, which they don't appear to have. A water availability certificate is required from Soos Creek Water and Sewer District.
- 2. Approved fire sprinkler and fire alarm systems are required throughout the building. Dry standpipes are required in all stairways. Kitchen hood fire suppression systems required. Separate plans and permits required by the fire department. Direct outside access is required to the fire sprinkler riser room. Fully addressable and full detection is required for the fire

alarm system.

- 3. Fire department apparatus access roadways are required within 150 feet of all points on the building. Fire lane signage required for the on site roadway. Required turning radius are 25 feet inside and 45 feet outside. Roadways shall be a minimum of 20 feet wide. Roadways shall support a minimum of a 30 ton vehicle and 75 psi point loading.
 - 4. An electronic site plan is required prior to occupancy for pre fire planning purposes.
- 5. All buildings equipped with an elevator in the City of Renton are required to have at least one elevator meet the size requirements for a bariatric size stretcher. Car size shall accommodate a minimum of a 40 inch by 84 inch stretcher.
- 6. The building shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.
- 7. Standy power is required as follows per city ordinance. Standy power shall be provided to power all heating and refrigeration, communication and alarm systems, ventilation systems, emergency lighting, patient care related circuits and at least one elevator.

Engineering Review Comments Contact: Jan Illian | 425-430-7216 | jillian@rentonwa.gov Recommendations: **EXISTING CONDITIONS**

WATER Water service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be

submitted to the City with the site plan application.

SEWER Sewer service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be

submitted to the City with the site plan application.

STORM There is an existing 18 inch storm water conveyance system 106th Ave SE and a 12 inch storm water conveyance system in SE 174th Street.

CODE REQUIREMENTS SURFACE WATER

- 1. A surface water system development fee of \$0.540 per square foot of new impervious surface will apply. This is payable prior to issuance of the utility construction permit.
- 2. A drainage report dated October 7, 2015 was submitted by ESM Engineers with the site plan application. The development project is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City and The City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Conditions. All core and special requirements have been discussed in the report. The site is located within the Black River Drainage Basin, is outside the 100 year flood plain and outside the Aquifer Protection Zone.

The existing 1.76 acre site is 95% pervious, generally pasture. The site slopes gently from the east to west from 7% 15%. The site drains to the northwest corner where it flows to through a series of catch basins and storm pipe at the intersection of SE 174th Street and 106th Ave SE. Flows are captured in a 18 inch storm pipe in SE 174th and flows continues in a piped system west in 103rd Ave SE and connects to an 24 –inch storm pipe where flows outfall into a wetland to the west. No downstream or flooding issues were identified by city staff. The developed site will create 1.3 acres of impervious surface area and .46 acres will remain for the purpose of providing landscaping. The project is subject to a Level 1 downstream analysis and Enhanced

Basic Water quality is required for the new parking lot and driving surfaces in accordance with Core Requirement #8. The engineer has proposed a combined detention and water quality vault to be located under the parking lot near the southwest corner of the site.

- 3. Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.
- 4. A geotechnical report dated August 17, 2015 was prepared and submitted by Golder Associates. Eight test pits up to 14 feet deep and soils were excavated and tested. Two to seven feet of fill was discovered at the top layer. Fill material was generally loose to compact silty sand with some gravel and cobbles. Underlying soils were found to be Ablation Till and Lodgement Till which is typical. For the purpose of drainage review, the soils are not suitable for infiltration.

TRANSPORTATION/STREET

- 1. Existing right of way width in 106th Place SE is 80 feet. This street has been identified as a neighborhood collector. To meet the City's new complete street standards, frontage improvements will include construction of an 8 foot planter strip, 6 foot sidewalk curb, gutter, and approximately 16 feet of pavement from centerline to the front of curb. No dedication of additional right of way is required.
- 2. Existing right of way width in SE 174th Street is 60 feet. This street has been identified as a neighborhood collector. To meet the City's new complete street standards, frontage improvements will include construction of an 8 foot planter strip, 6 foot sidewalk curb, gutter, and approximately 16 feet of pavement from centerline to the front of curb. Improvements shall match the frontage improvements recently built by CVS Pharmacy in SE 174th Street. No dedication of additional right of way is required.
- 3. The lot corner at SE 174th Street and 106 Ave SE is required to dedicate a 25 foot radius. The dedication is shown on the plan.
- 4. Installation of LED street lighting may be required fronting the site if lighting levels do not meet city code. A lighting level analysis was not provided with the site plan application.
- 5. A traffic impact analysis dated October 23, 2015 was provided by Concord Transportation Engineering for review with the site plan application. The proposed Mission Healthcare project is estimated to generate 410 average daily vehicle trips. Weekday peak hour AM trips would generate 30 vehicle trips, with 9 vehicles leaving and 21 vehicles entering the site. Weekday peak hour PM trips would generate 40 vehicle trips, with 20 vehicles entering and 20 vehicles existing the site. The studied intersections and stop controlled movements at the site driveway currently operate at LOS D or better in the AM peak hour, and are expected to continue to operate at LOS D or better in 2017 without or with the proposed project. The project is not expected to result in an increase of 5% in peak hour volumes at any of the surrounding studied intersections. There are no significant traffic impacts as a result of this development project. City staff has reviewed the TIA and finds it acceptable.
- 6. Increased traffic created by the development will be mitigated by payment of transportation impact fees of \$21,966.69 (2015 rate) per Ordinance 5670. Traffic impact fees are payable at building permit issuance. Impact fee will increase to \$27,994.89 January, 1st 2016.



OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: PROJECT NUMBER: LOCATION: Mission Healthcare at Renton LUA15-000736, ECF, SA-H, CU-A

10635 SE 174th St

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THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

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A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **DECEMBER 8, 2015** AT 11:00 AM TO CONSIDER THE CONDITIONAL USE PERMIT AND SITE PLAN REVIEW IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC





FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

DO NOT REMOVE THIS WOTHER WITHOUT THE PROPERTY OF THE PROPERTY

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.